

of the deed with which the title of the vendor is to commence. This deed must go back at least thirty years from the date of the contract, as (unless the purchaser agrees to accept a shorter title) the period of thirty years is prescribed by law as the period of title which a purchaser of land may require.¹ This subject is dealt with at greater length in Chapter III. All other matters in any way likely to arise under the contract will appear in the Conditions of Sale (whether National, Golden Rule, or Statutory), as these have all been carefully prepared by eminent conveyancing lawyers to meet every conceivable eventuality. Such matters as the time for delivery of the abstract of title, and of the requisitions on title, the interest to be paid on the balance of purchase money if completion is delayed, the identity of the property, the apportionment of outgoings up to the date of completion and so on are all provided for in the printed Conditions of Sale. It is a good plan to use habitually the same form of Conditions of Sale, as one thus becomes familiar with its terms and can remember its more usual clauses without constant reference to the printed conditions.

Where it is preferred to have all the conditions inserted in the agreement itself, instead of by refer-

ence to a standard form, it is as well to use one of the printed forms of Agreement for Sale published by some of the well-known law stationers. If not, the solicitor's clerk in preparing the agreement should see that the undermentioned matters are fully dealt with, viz—
i. The times for delivery of abstract, and of requisitions and answers (which times it is just as

¹ Law of Property Act, 1925, sect 44 (i).